

Mazzard Farm Environmental Policy (v.7 August 2012)

When we set out to develop Mazzard Farm, one of our key challenges was to create wonderful, luxury self-catering accommodation, yet whilst trying to have an as positive impact on our environment as possible.

Accepting that many of our guests don't necessarily have an 'Eco holiday' in mind, and that most people go on holiday to relax, the challenge for us was to do as much as we could to help people achieve a sustainable holiday, without anyone having to 'endure' any restrictions on their enjoyment, or being 'lectured' about what they should and shouldn't do.

This document lists the things we have done, for example:

The Conversion of the Buildings

The cottages have been converted using sustainable methods, such as:

- **Paints:** EarthBorn Paints are the only UK paint brand to be awarded the prestigious Ecolabel Flower symbol. This accreditation is awarded to paints, varnishes, flooring products and oils and waxes that meet the strict environmental and performance criteria of the EU ecolabelling scheme.
- **Wood:** all timber materials and products have been obtained from a sustainable source certified by either The Forest Stewardship Council, or BM Trada, or other recognised accreditation authority; suppliers must adhere to any bans, restrictions or controls placed on trade in timber and timber products (including veneers) by the Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES), which is legally enforced by European Council Regulations.
- **Insulation:** Thermafleece Wool insulation is a natural fibre derived from a fully renewable resource. Its ability to rapidly absorb and release water vapour, with no loss of efficiency, makes Thermafleece a particularly effective thermal insulation material.
- **Lighting:** all lighting is provided using low energy 20w GU10 lamps*, with an Energy Rating Class A.

* In selected places, i.e. where there is only one light fitting, 50W bulbs have been fitted

2012 Update: we are now replacing these with low wattage NextGen LED's on a room by room basis, with replaced GU10 bulbs used as replacement units for rooms not yet covered – given typical lifespan of GU10 bulbs being 2 – 4 years, we expect to have this process completed by 2014

- **Bricks and mortar:** all new brickwork has been carried out using bricks recycled from the site, laid in Natural Hydraulic Lime mortar. This mortar has been specified for its aesthetic benefits, performance and primarily because of its reduced embodied energy and breathability over conventional cement based mixes.
- **Water:** our water is drawn from a bore hole at the farm, and all sewage effluent purified in a biological aerated filter private sewage treatment plant discharging cleansed final effluent to existing water courses running through the property. This means that in effect, we have a closed system in terms of water consumption.

- **Bats:** in order to ensure that the local bat habitats are not disturbed by the conversion of our barns, we have provided various bat mitigation measures (over and beyond what was prescribed by law), including the erection of a barn specifically for the bats to replace their existing habitat in the roof of one of the barns.
- **Heating and hot water:** is provided using a biomass central boiler fuelled by wood pellets sourced locally. Although biomass produces CO₂ it only releases the same amount that it absorbed whilst growing, making it a carbon neutral process. Furthermore, biomass can contribute to waste management by harnessing energy from products that are often disposed of at landfill sites (the wood pellets we use come from a timber plant some 15 miles away, and are made using timber waste such as wood shavings)
- **Insulation:** the buildings have been insulated to comply with the Building Regulations Approved Document part L1B, Conservation of fuel and energy, which is designed to ensure minimum necessary use of energy sources.

The Facilities on site and in the immediate area

- **Heating:** heating and hot water are provided using a Biomass Hot Water system. Fuel for the biomass heater is sourced locally (see also under '**The Conversion of the Buildings**' above)
- **Power:** Our Solar PV panels (3.95KwH) supply approximately 25% of our total energy need, with additional electricity supplied by Ecotricity
- **Wood burners:** each cottage (except for Bramley) has a highly efficient wood burner. Wood for the burners comes direct from our own woods, using trees either damaged by storm, or trees taken out during regular woods maintenance
- **Appliances:** where at all possible, appliances in the cottages are A rated. The only exceptions are the dryer in the communal laundry room (the lowest rating available for dryers), and a few of the fridges with 3* ice box, which are B rated (combined fridge / freezers unfortunately are rarely A-rated)
- **Recycling:** we provide full recycling facilities, with separate disposal for paper, cardboard, glass, aluminium, tins, plastic and nappies. Each cottage also has a compost bin, for disposal in a central composter
- **Nappy bins:** where guests use disposable nappies, we provide nappy bins
- **Soaps, Shampoos and all detergents:** soaps and shampoos are not just environmentally sound, they are also manufactured locally in Ottery St. Mary. For washing up and any other cleaning, we use Ecover products, or products with at least similar environmental qualities
- **Cleaning of the cottages:** all cleaning products used are of standards similar to, or better than, Ecover or BioD. Windows are cleaned – where possible – with E.cloths or other micro fibre products such as Enjo (www.enjo.net)
- **Laundry of linen:** The Laundry firm we use (<http://www.tamar-laundry.co.uk>) has been selected especially because of their environmentally friendly methods. In addition, we wash all of our towels and bath mats in-house (using Ecover), and dry these naturally (i.e. with minimal use of a dryer).
- **Availability of bikes:** we have bicycles available to our guests, which can be rented at a modest charge, or are free to guests who come by public transport (see below)

- **Local produce:** we have a variety of local produce available, ranging from fresh produce from our orchard and vegetable garden, meat from our neighbour John Coles (East Hill Pride), eggs from our own chickens and our other neighbour, Coldharbour farm, and ready meals from Anne Parris and Sweetlands.
- **Encouraging use of public transport:** people coming to Mazzard Farm by public transport will benefit from a £50 booking discount (£25 for weekends and midweeks) or complimentary use of bikes
- **Complimentary transport to/from Honiton and Exeter stations:** we offer all guests who opt to travel to Mazzard Farm by public transport the option of a free pick up from / set down at Honiton or Exeter railway stations.

Our (local) Environment

- Our orchard, gardens, fields and woods are well looked after, and provide a great natural environment for our guests to enjoy themselves. No pesticides and other chemicals are used in the upkeep of our grounds. They attract a large variety of wildlife, including bats, owls, deer, badgers, buzzards and many more
- We have set out a number of walks through our woods.
- We have participated in 'Wild About Devon', a DCC sponsored wild life appreciation scheme. We are constantly developing activities based on the output provided.

Our Community

- We believe strongly that we have an active role to play in our local community
- Mazzard Farm grounds are often used by local groups, such as schools, Brownies and Guides, and the children attending neighbouring Ottertots Nursery often use our grounds for outdoor activities
- We are actively involved in various local groups, i.e. Kings School, Ottery Chamber of Commerce, Ottery Food & Drink Festival, East Devon Excellence Tourism Destination
- We are actively involved in various Devon / South West based tourism initiatives, including the promotion / encouragement / coaching of green and sustainable tourism
- We strongly encourage our guests to shop locally, and enjoy facilities and attractions in the immediate area surrounding the Farm

Information we provide

- We do all we can to encourage the awareness of green issues, and behaviour that is aligned with these issues. The means we use to achieve this include:
 - The www.MazzardFarm.com website, where we inform people extensively about sustainable travel options
 - The home-produced, 30-page '**Guide to things to do in the area**', where we put strong emphasis on the many things people can do with minimal travel, or in some cases no travel at all. In it, we encourage local shopping, and provide a wide range of activities that don't impact on the environment at all

- A 'shopping in Ottery St Mary' 2-pager we send to guests a week before arrival, encouraging use of local (and locally owned) shops – *since we introduced this in early 2012, we have seen surpermarket deliveries at Mazzard Farm down to almost zero*
- In each cottage, we will provide some '**Shop in Ottery St Mary**' re-usable shopping bags, again aimed at encouraging people to support the local economy, reduce food miles, and prevent the need for disposable shopping bags.
- Where people do wish to do an online food order, we recommend using local service www.joshuasharveststore.co.uk, who source most of their produce locally
- In each kitchen, we have provided a clearly visible set of instructions about the recycling facilities, and what people can do to help keep landfill waste down
- We have positioned an energy smart meter in our information room, with insights provided in what various appliances use, and for them to see immediate impact (i.e. when switching on the Dryer).
- A number of strategically placed and fun notices provide information about easy things people can do to be green(er)
- We operate a 'Wildlife Watch' scheme, encouraging guests to write down what wildlife they see. Regular updates posted online
- In people's information packs, we recommend using '**the Green taxi company**'. The Green taxi company is a local taxi firm that has a fleet of cars using either biofuel or hybrid technology.
- 99% of our correspondence, with guests, potential guests and other parties, is conducted online, reducing the need for printing and mailing.

Management

- We have put in place various environmental management processes, i.e. monitoring of energy consumption, waste, etc. and we use these to help us further reduce where possible, or communicate with our guests, helping them to be more informed and act accordingly